

Prime Development Land Adjacent to Rock Creek Golf Club

0 US Highway 98 Fairhope, AL 36532

PROPERTY SUMMARY



Property Description

0 US-98 is nestled in the picturesque town of Rock Creek, Alabama on the outskirts of Montrose. Placed directly beside the Rock Creek Golf course. This property sits on 3.45 acres of pure untapped potential. Not only is it full of life, with access to Rock Creek itself, but it is conveniently located immediately off of Highway 98, a highway that has an AADT of 29,030. Surrounding this beautifully wooded property are several locally owned businesses, schools, and marinas, as well as several historic sites. This property is just a short distance from Mobile Bay, Red Bluff, local hiking areas, retail stores and much more. Perfect for developers, investors, medical professionals, and offices 0 US-98 is ready for you.

Property Highlights

- 3.45 acres of vacant land
- Placed directly beside the Rock Creek Golf Course
- Zoning & Restrictions available
- AADT of 29,030

Bill Ogburn

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Offering Summary

Sale Price:	\$199,00
Lot Size:	3.45 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,116	11,415	25,296
Total Population	2,468	27,360	63,479
Average HH Income	\$70,647	\$72,064	\$71,835



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LOCATION MAP



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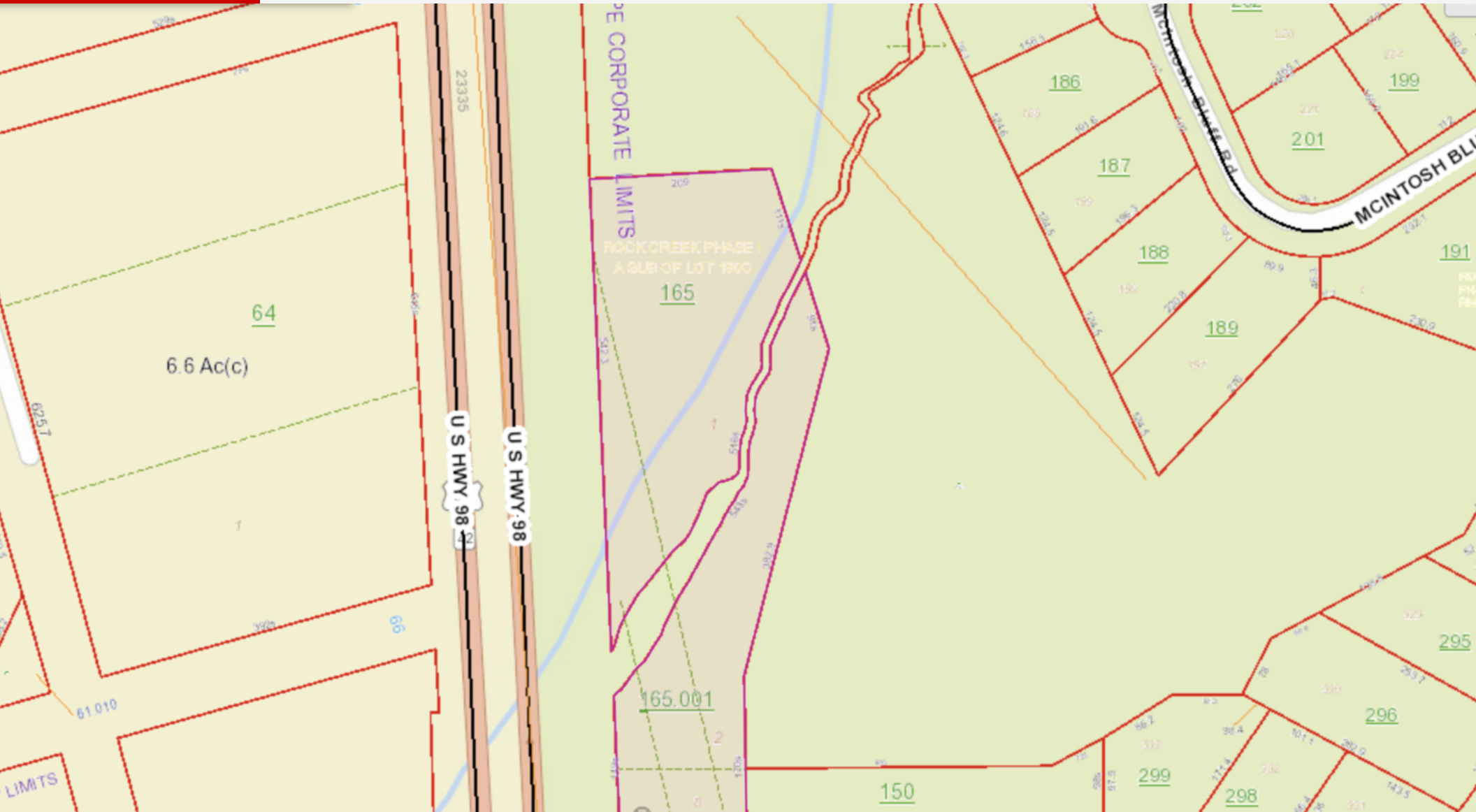
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ADDITIONAL PHOTOS



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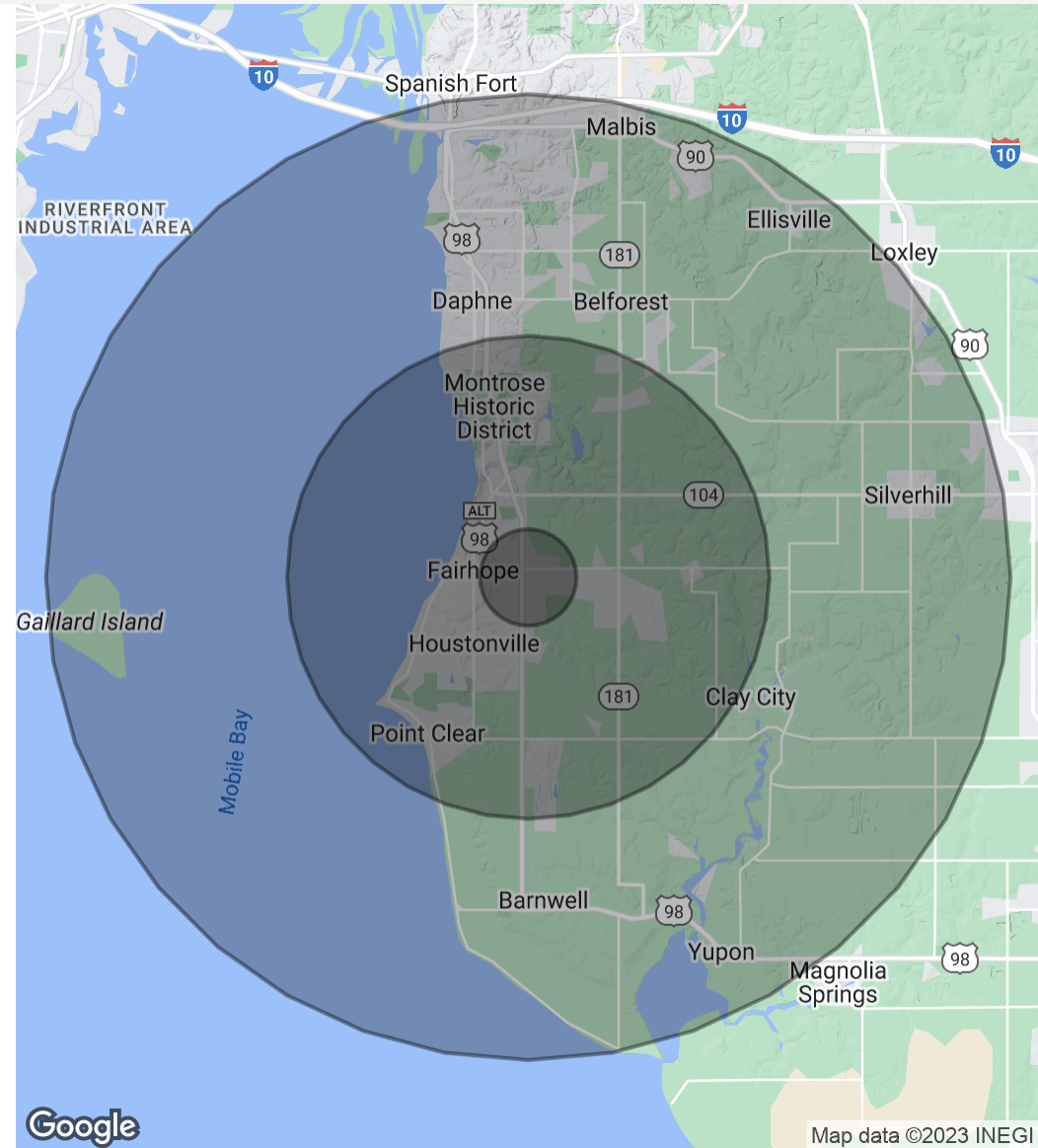
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	2,468	27,360	63,479
Average Age	46.5	42.6	40.1
Average Age (Male)	43.9	40.5	38.5
Average Age (Female)	48.6	44.2	41.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,116	11,415	25,296
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$70,647	\$72,064	\$71,835
Average House Value	\$374,766	\$347,233	\$268,628

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



Bill Ogburn

Managing Partner

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Professional Background

Bill Ogburn is a Real Estate Broker with over 30 years of experience across the southeast. Specializing in affordable housing, auction, buyer representation, exchange, historic properties, international commercial real estate, investment, and leasing properties makes him well versed in Commercial Real Estate. Over the past years, Bill's client driven mentality along with real estate market knowledge has continued to grow his career. Utilizing various techniques and resources, he has been able to stay on top of the current movement of the market and when changes need to be made.

AGENT HIGHLIGHTS:

- Broker-Owner of Ogburn Realty
- Co-Owner/Broker of Record RE/MAX Excellent Properties Inc. in Baton Rouge, LA
- Broker-Owner of Weichert Realtors

Education

Florence State University (Florence, AL)

Georgia Tech (Atlanta, GA)

Columbia Military Academy (Columbia, TN)

Beau Box Commercial Real Estate

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